



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 10:59:01 AM

| General Details | | | | | | | |
|---|--|----------------------------|--------------------|---------------------|-------------------------|--------------------|---------------------|
| Parcel ID: | 010-4400-01400 | | | | | | |
| Document: | Torrens - 969448 | | | | | | |
| Document Date: | 03/29/2016 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | UPPER DULUTH ST LOUIS AVENUE | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| - | - | - | - | - | | | |
| Description: | LOTS 46 THRU 68 EVEN NUMBERED LOTS INC RIPARIAN RIGHTS AND VAC 16TH ST ADJ | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | 1601 ST LOUIS AVE REALTY LLC | | | | | | |
| and Address: | 1601 SAINT LOUIS AVE DULUTH MN 55802 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | 1601 ST LOUIS AVE REALTY LLC | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$132,454.00 | | | |
| 2025 - Special Assessments | | | | \$0.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$132,454.00 | | | |
| Current Tax Due (as of 4/28/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax | \$66,227.00 | 2025 - 2nd Half Tax | \$66,227.00 | | 2025 - 1st Half Tax Due | \$0.00 | |
| 2025 - 1st Half Tax Paid | \$66,227.00 | 2025 - 2nd Half Tax Paid | \$0.00 | | 2025 - 2nd Half Tax Due | \$66,227.00 | |
| 2025 - 1st Half Due | \$0.00 | 2025 - 2nd Half Due | \$66,227.00 | | 2025 - Total Due | \$66,227.00 | |
| Parcel Details | | | | | | | |
| Property Address: | 1601 SAINT LOUIS AVE, DULUTH MN | | | | | | |
| School District: | 709 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| Assessment Details (2025 Payable 2026) | | | | | | | |
| Class Code (Legend) | Homestead Status | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 205 | 0 - Non Homestead | \$621,300 | \$7,308,000 | \$7,929,300 | \$0 | \$0 | - |
| Total: | | \$621,300 | \$7,308,000 | \$7,929,300 | \$0 | \$0 | 99116 |



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Land Details

Deeded Acres: 0.00
Waterfront: SUPERIOR
Water Front Feet: 545.00
Water Code & Desc: P - PUBLIC
Gas Code & Desc: P - PUBLIC
Sewer Code & Desc: P - PUBLIC
Lot Width: 0.00
Lot Depth: 0.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (N home)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| NURSING HOME | 1970 | 40,965 | 72,748 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 0 | 0 | 646 | FOUNDATION |
| BAS | 1 | 0 | 0 | 6,088 | FOUNDATION |
| BAS | 1 | 36 | 68 | 2,448 | FOUNDATION |
| BAS | 2 | 0 | 0 | 765 | FOUNDATION |
| BAS | 2 | 26 | 76 | 1,976 | FOUNDATION |
| BAS | 2 | 32 | 29 | 928 | FOUNDATION |
| BAS | 2 | 38 | 56 | 2,128 | FOUNDATION |
| BAS | 2 | 44 | 102 | 4,488 | FOUNDATION |
| BAS | 2 | 44 | 282 | 12,408 | FOUNDATION |
| BAS | 2 | 45 | 104 | 4,680 | FOUNDATION |
| BAS | 2 | 98 | 45 | 4,410 | FOUNDATION |
| OP | 1 | 0 | 0 | 1,271 | FOUNDATION |

Improvement 2 Details (Gar)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 1970 | 1,440 | 1,440 | - | DETACHED |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 24 | 60 | 1,440 | FLOATING SLAB |

Improvement 3 Details (Sst)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-----------------------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MULTIPLE STOREAGE BUILDINGS | 1970 | 120 | 120 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 1 | 10 | 12 | 120 | POST ON GROUND |

Improvement 4 Details (Shed)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 1970 | 160 | 160 | - | - |
| Segment | Story | Width | Length | Area | Foundation |
| BAS | 0 | 10 | 16 | 160 | POST ON GROUND |



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| Improvement 5 Details (Lot) | | | | | | | |
|--|------------------------|----------------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. | | |
| PARKING LOT | 0 | 44,000 | 44,000 | - | - | | |
| Segment | Story | Width | Length | Area | Foundation | | |
| BAS | 0 | 0 | 0 | 44,000 | - | | |
| Sales Reported to the St. Louis County Auditor | | | | | | | |
| Sale Date | | Purchase Price | | | CRV Number | | |
| 12/2015 | | \$8,680,000 | | | 215160 | | |
| 07/2013 | | \$4,200,000 | | | 201986 | | |
| Assessment History | | | | | | | |
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 205 | \$621,300 | \$7,308,000 | \$7,929,300 | \$0 | \$0 | - |
| | Total | \$621,300 | \$7,308,000 | \$7,929,300 | \$0 | \$0 | 99,116.00 |
| 2023 Payable 2024 | 205 | \$621,300 | \$7,309,700 | \$7,931,000 | \$0 | \$0 | - |
| | Total | \$621,300 | \$7,309,700 | \$7,931,000 | \$0 | \$0 | 99,138.00 |
| 2022 Payable 2023 | 205 | \$621,300 | \$7,309,700 | \$7,931,000 | \$0 | \$0 | - |
| | Total | \$621,300 | \$7,309,700 | \$7,931,000 | \$0 | \$0 | 99,138.00 |
| 2021 Payable 2022 | 205 | \$621,300 | \$7,309,700 | \$7,931,000 | \$0 | \$0 | - |
| | Total | \$621,300 | \$7,309,700 | \$7,931,000 | \$0 | \$0 | 99,138.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$136,658.00 | \$0.00 | \$136,658.00 | \$621,300 | \$7,309,700 | \$7,931,000 | |
| 2023 | \$145,056.00 | \$0.00 | \$145,056.00 | \$621,300 | \$7,309,700 | \$7,931,000 | |
| 2022 | \$159,286.00 | \$0.00 | \$159,286.00 | \$621,300 | \$7,309,700 | \$7,931,000 | |

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